

083.0

0010

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
737,500 / 737,500

APPRaised:

737,500 / 737,500

USE VALUE:

737,500 / 737,500

ASSESSED:

737,500 / 737,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WU XIAOYI &	
Owner 2: LIANG JIE	
Owner 3:	

Street 1: 81 NEWLAND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SCHULTZ TODD/KAREN -

Owner 2: -

Street 1: 81 NEWLAND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,313 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 2028 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4313		Sq. Ft.	Site		0	70.	1.27	6									384,573						384,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4313.000		347,300		5,600		384,600		737,500							
Total Card							0.099		347,300		5,600		384,600		737,500		Entered Lot Size					
Total Parcel							0.099		347,300		5,600		384,600		737,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Grantor		Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
2020	101	FV	347,300	5,600	4,313.	384,600	737,500	737,500	Year End Roll	12/18/2019	SCHULTZ TODD/KA	1419-129	7/18/2012						525,000	No	No		
2019	101	FV	267,700	5,600	4,313.	379,100	652,400	652,400	Year End Roll	1/3/2019	BERGWALL PETER	1333-129	2/27/2007						475,000	No	No		
2018	101	FV	251,100	5,600	4,313.	291,200	547,900	547,900	Year End Roll	12/20/2017	MCCLOSKEY JOHN	1226-160	8/31/2000						397,000	No	No		
2017	101	FV	251,100	5,600	4,313.	274,700	531,400	531,400	Year End Roll	1/3/2017	CABRAL ADRIAN	1159-52	7/26/1996						165,000	No	No	Y	
2016	101	FV	251,100	5,600	4,313.	252,700	509,400	509,400	Year End	1/4/2016													
2015	101	FV	245,200	5,600	4,313.	236,200	487,000	487,000	Year End Roll	12/11/2014													
2014	101	FV	245,200	5,600	4,313.	217,600	468,400	468,400	Year End Roll	12/16/2013													
2013	101	FV	245,200	5,600	4,313.	217,600	468,400	468,400	Year End Roll	12/13/2012													

!6846!

PRINT

Date

Time

12/10/20

21:33:12

LAST REV

Date

Time

10/05/18

10:07:57

apro

6846

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
9/16/2004	917	Redo Bat	7,200	C		G6	GR FY06		9/22/2018	Inspected	BS	Barbara S							
9/3/1996	429		2,500					RAISE ROOF 2 FT	8/10/2018	MEAS&NOTICE	BS	Barbara S							
8/19/1996	395	Manual	5,000					REPLACE FRONT PORC	12/3/2008	MLS	MM	Mary M							
8/7/1996	371		8,000					REM BA & KIT/STAIR	12/2/2008	Meas/Inspect	336	PATRIOT							
									5/18/2007	MLS	HC	Helen Chinal							
									4/19/2005	MLS	BR	B Rossignol							
									4/19/2005	Permit Visit	BR	B Rossignol							
									12/6/2000	MLS	MM	Mary M							
									2/10/2000	Inspected	276	PATRIOT							

Sign: VERIFICATION OF VISIT NOT DATA _____

